

DEPARTMENT OF PLANNING AND BUILDING
OFFICE MEMORANDUM

DATE: November 9, 2015
TO: Ryan Foster, Hearing Officer
FROM: Stephanie Fuhs, Current Planning
SUBJECT: Minor Use Permit DRC2014-00133 (Land Conservancy)

Subsequent to the completion of the staff report, the California Coast Commission requested a minor revision to Condition 2 of the Conditions of Approval. The modification recommended will provide for 75% screening of above ground development within 7 years of planting. The applicant is aware of the proposed change and is in concurrence with the revision.

Attached please the revised page to Exhibit B – Conditions of Approval prepared for the above mentioned project. The changes from your staff report are indicated by underline and color (in electronic versions).

EXHIBIT B - CONDITIONS OF APPROVAL
Minor Use Permit DRC2014-00133 (Land Conservancy of San Luis Obispo County)

Approved Development

1. This approval authorizes
 - a. A Minor Use Permit/Coastal Development Permit to allow for the construction two parking areas, restroom and picnic facilities, an ADA accessible trail and multi-use trails to accommodate visitors to the 880 acre Pismo Preserve conservation area. The proposal includes an exception to Coastal Zone Land Use Ordinance Section 23.04.163(a) to allow parking within the 10-foot front setback. The proposed project will result in the disturbance of approximately 3.5 acres and 22,000 cubic yards of grading (7,000 cubic yards of cut / 15,000 cubic yards of fill) on the 880-acre site in the Rural Lands land use category. The project would also remove an existing dirt road (approximately 0.9 acre) and revegetate the area to grassland, resulting in a net disturbance area of approximately 2.6 acres.
 - b. maximum structural height is 12 feet from average natural grade.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits**, submit a landscape plan, retaining wall plan and fencing plan (if applicable) to the Department of Planning and Building for review and approval. The plans shall indicate the following and development shall be consistent with approved plans:
 - a. A landscaping plan for the parking areas using native drought tolerant vegetation consistent with the surrounding hillside vegetation. The plan shall also show ground cover (e.g. bark, hydroseeding, mulch, shrubs, etc.) over all portions of identified archaeological sites within 50 feet of the construction permit area. The need for, type and placement of ground cover shall be determined in consultation with the project archaeologist and local Native American community. This plan shall include berming and/or native drought tolerant landscape screening sufficient to screen at least 75% of the bathrooms and other above ground development, as well as the parking areas and parked vehicles from HWY 1 (within 7 years).
 - b. Retaining walls shall be constructed in colors and tones compatible with the surrounding environment, and shall use textured materials and/or construction methods which create a textured effect, when viewed from Highway 101.
 - c. Any new fencing proposed shall not be solid and shall be compatible with the surrounding agricultural setting.

Fire Safety

3. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by CalFire Department for this proposed project and dated July 14, 2015.

Services